



Walsall Road
Great Wyrley

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Lovett & Co. Estate Agents are delighted to present this stunning three-bedroom bungalow for sale. Meticulously designed and finished to the highest standards, no expense has been spared in its exceptional quality.

This spacious property occupies a generous plot, featuring a substantial landscaped Mediterranean-style garden complete with a heated pool, guest house, undercover gazebo, gym and hot tub area and an indoor bar area with a games room. The front of the property boasts a large gated driveway with ample parking for several vehicles, making it ideal for storing motor-homes, caravans, or boats.

Internally the property briefly comprises: entrance porch and hallway, spacious lounge with log burner fireplace, stunning kitchen-diner opening to the rear orangery with sitting and dining area, three bedrooms with luxury fitted en-suite shower room and bathroom. To the side of the property is a large carport with electric garage door leading to the further rear double garage with utility room and WC.

The property features a Control4 smart home system which can be used to throughout the home to control the TV's, lights, heating, the integrated speakers etc as well as running the home security which includes the electric gates, locks, garage doors, CCTV and alarms system. There is also hard wiring "Ethernet" throughout the property.





During the current ownership of the property the vendors have carried out a number of improvements to the property which include: new roof including loft boarding and insulation, new windows, boiler and radiators, electric rewire and new LED lighting.

The property is situated in Great Wyrley bordering Cannock, offering a wide range of amenities including, good local schooling and shopping facilities. Excellent commuter links are available with the M6 toll road linking the midlands motorway network, A34, A5 and Landywood Railway providing commuter rail services to Birmingham New Street being just a few minutes away.

PORCH:

Composite entrance door, laminate flooring, light point, double doors to the hallway.

RECEPTION HALL:

Herringbone wooden flooring, integrated speakers and ceiling spot lights, radiator, double doors to the lounge, door the hallway leading to the two bedrooms, further doors to the master bedroom and kitchen.

LOUNGE:

20' 8" x 17' 1" (6.30m x 5.20m)
Feature recess fireplace with fitted log burner and exposed wooden beams, further exposed ceiling beams, integrated speakers and spot lighting, windows to the front and side with bespoke fitted shutters, carpeted flooring, radiators and TV media wall.

KITCHEN-DINER:

16' 1" x 22' 6" (4.91m x 6.85m)
Range of matching wall and base units incorporating luxury fitted cabinets, drawers and granite work surfaces, inset bowl sink and drainer with instant boiling water tap, integrated electric twin ovens and microwave, 5 ring gas hob with extractor hood with LED lighting, granite dining table, plumbing for a



dishwasher and space for an American fridge-freezer, pitched ceiling with windows, integrated speakers and ceiling spot lights, bi-fold doors opening to the rear orangery.

ORANGERY (SITTING & DINING AREA):

13' 0" x 22' 10" (3.95m x 6.95m)

Orangery roof with skylight, down-lighters and integrated speakers, fitted drinks cabinet, laminate flooring, feature fireplace with log burner, full height windows to the side and rear, large patio doors to the garden and further door into the double garage.



MASTER BEDROOM:

11' 10" x 22' 6" (3.60m x 6.86m)

Marble tiled flooring with under-floor heating, dressing area with fitted wall mirror and LED lighting, extensive range of fitted wardrobes and recess for TV, integrated speakers spot lights, Bi-fold doors to the rear with bespoke fitted shutters, door to the en-suite.

EN-SUITE:

Luxury fitted shower room with walk in shower cubicle, vanity unit with granite tops incorporating a low level WC and matching his and hers wash hand basin, marble wall and floor tiling, spot lights and speaker, window to the rear with bespoke fitted shutters.

INNER HALLWAY:

Leading to the two further bedrooms and access from the hallway it features a range of fitted wardrobe cabinets, drinks display and fridge, carpeted flooring, spot lights and speaker.

BEDROOM TWO:

10' 8" x 16' 3" (3.25m x 4.95m)

Carpeted flooring, fitted wardrobes, ceiling light and speaker, radiator, window to front with bespoke fitted shutters and door to the family bathroom.





FAMILY BATHROOM:

Superbly appointed luxury suite comprising: free standing bath, walk in shower cubicle, fitted cabinets with granite work tops with matching his and hers wash hand basins, low level WC, spot lights and speaker system, luxury fitted flooring, window to the rear with bespoke fitted shutters.

BEDROOM THREE:

12' 0" x 8' 4" (3.65m x 2.55m)
Fitted bunk-bed with double bed and stairs to the top single bed, carpeted flooring, light point, radiator and window to the front with bespoke fitted shutter.

BAR & GAMES ROOM:

Fitted bar area with gas powered pumps, rear games room ideal for use as a sitting area, or pool room, laminate flooring, spot lights and light points, orangery skylight, full height windows and bi-fold doors to the garden.

CAR PORT:

13' 5" x 36' 11" (4.08m x 11.25m)
Electric roller shutter door and electric gated entrance, light and electric points, leading to the main rear double garage.

DOUBLE GARAGE:

15' 9" x 18' 6" (4.81m x 5.65m)
Further electric roller shutter front door, ceiling lights and speaker system, padded flooring, fitted cabinets and tool drawers, doors to the utility and WC, further door leading to the rear garden.

UTILITY:

Plumbing for a washing machine and dryer, light point and extractor.

WC:

Fitted suite comprising: low level WC, wash hand basin, spot light, laminate flooring.



GUEST HOUSE/HOME OFFICE:

The guest house is located in the rear garden and features an open plan living room with kitchenette, double bedroom and shower room. Ideal for guests to stay or for use as a home office. It has electric wall heaters and double glazing.

EXTERNALLY:

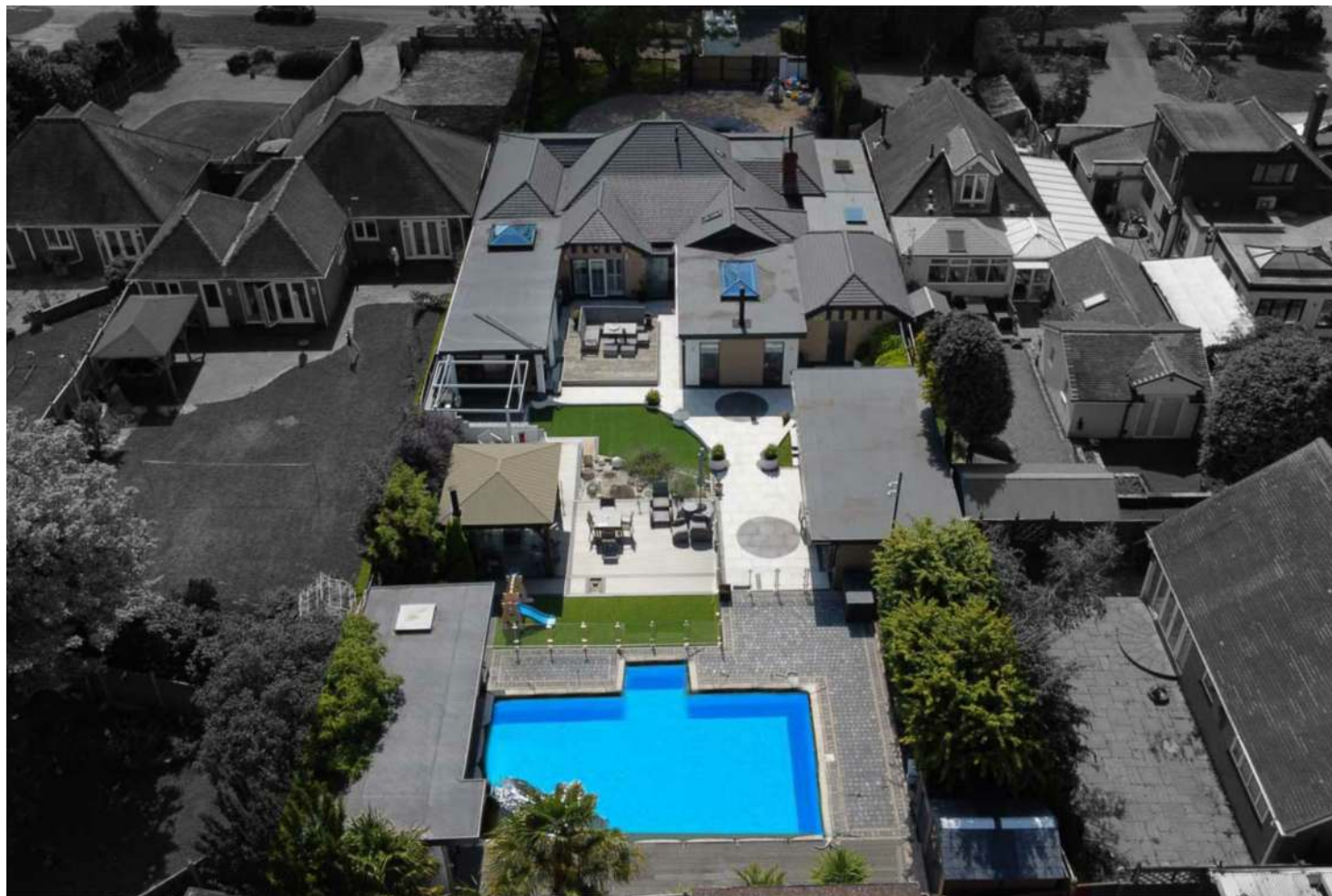
At the front is a large gravel and block paved driveway with parking for several vehicles which leads to the front entrance door and carport/garage. The driveway is accessed by secure electric gates. The stunning Mediterranean style private rear garden features numerous decking and patio area ideal for entertaining, with direct access to the indoor bar area, gazebo with glass enclosure, gym and hot tub area, artificial lawn areas, guest house, BBQ area with fitted kitchen area, out door shower area and the rear heated outdoor swimming pool with glass balustrade for safety. There is also a pool house with storage area.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.





Guest House

